

DRAWING NUMBER 3465
SAUCO PRODUCTS • NEW HOPE, MINNESOTA
DESIGNED BY PATRICK HARTMAN
DRAFTED BY PATRICK HARTMAN
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KENYON ZAGER
MINOR SUBDIVISION
P.O. BOX 381
NEOLA, UTAH 84053-0381

**LOCATED IN SECTION 24,
TOWNSHIP 4 SOUTH, RANGE 2 WEST,
UINTAH SPECIAL MERIDIAN
DUCESNE COUNTY, UTAH**

SURVEYOR'S CERTIFICATE
I Clinton S. Peatross, Duchesne, Utah, do hereby certify to Kenyon Zager that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and that I have made a survey of the following described parcels of land:

ORIGINAL DESCRIPTION:
SECTION 24, TOWNSHIP 4 SOUTH, RANGE 2 WEST, UTAH SPECIAL MERIDIAN: LOTS 1 & 2, EXCEPT; BEGINNING AT THE WEST 1/4 CORNER; THENCE NORTH 89°06'17" EAST 1327.75 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4; THENCE SOUTH 00°41'48" EAST 1314.22 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 00°41'47" EAST 324 FEET MORE OR LESS TO NORTH RIGHT-OF-WAY LINE OF A COUNTY ROAD; THENCE WESTERLY 899 FEET MORE OR LESS ALONG SAID RIGHT-OF-WAY LINE TO EAST LINE OF TOQUER 1 AND 2 MINERAL CLAIM; THENCE NORTH 29°54'24" WEST 880 FEET MORE OR LESS; THENCE NORTH 00°45'04" WEST 928.85 FEET TO THE POINT OF BEGINNING. 13.898 ACRES.

BOUNDARY AS SURVEYED
SECTION 24, TOWNSHIP 4 SOUTH, RANGE 2 WEST, UTAH SPECIAL MERIDIAN: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE NORTH 89°06'17" EAST 1327.75 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°41'47" EAST 1314.22 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°41'47" EAST 324.15 FEET TO NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 40 (12750 SOUTH) AND THE TRUE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 00°41'47" EAST 990.07 FEET; SOUTH 88°29'51" WEST 376.24 FEET TO THE EAST LINE OF TOQUER 1 AND 2 MINERAL CLAIM; THENCE NORTH 29°54'24" WEST 1067.62 FEET, ALONG SAID EAST LINE, TO SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 85°15'18" EAST 899.47 FEET, ALONG SAID NORTH RIGHT-OF-WAY LINE, TO THE TRUE POINT OF BEGINNING. THE ABOVE PARCEL OF LAND CONTAINS AN AREA OF 14.252 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION USED FOR COUNTY ROAD RIGHT-OF-WAY.

NARRATIVE:
THE BASIS OF BEARINGS: THE LINE BETWEEN THE SOUTHWEST CORNER AND SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 2 WEST, UTAH SPECIAL BASE AND MERIDIAN WHICH BEARS NORTH 88°29'51" EAST 2650.71 FEET ACCORDING TO THAT SURVEY ON FILE IN THE COUNTY SURVEYOR'S OFFICE, FILE #1729. THIS BEARING IS BASIS OF BEARINGS FOR THIS PLAT AND LEGAL DESCRIPTIONS.
NOTE: THIS TWO LOT MINOR SUBDIVISION SURVEY WAS REQUESTED BY KENYON ZAGER. IT DOES NOT INSURE OR GUARANTEE OWNERSHIP, NOR DOES IT SHOW LIENS, EASEMENTS, RIGHTS OF WAY, CODES, COVENANTS, CONDITIONS, AGREEMENTS, OBLIGATIONS, OR RESTRICTIONS OF USE THAT MAY OR MAY NOT BE RECORDED. THE LOCATION AND DEPICTION OF PUBLIC OR PRIVATE UTILITIES, POINTS OF DIVERSION OF WATER AND WATER RIGHTS ARE EXCLUDED FROM THE SCOPE OF THIS SURVEY.

OWNERS CERTIFICATE AND MINOR SUBDIVISION:
I, the undersigned owner of the parcel of land shown hereon have requested the subdivision of the said parcel of land as shown on this plat.

Landowner's Signature	Print Name	Date Acknowledged to Notary	Notary's Initials
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF DUCESNE)

On the dates shown by each signature, personally appeared before me the signer of the above certificate who acknowledged to me that he did execute the same.

My commission expires _____ Notary Public _____

FOUND 5/8" REBAR DURING SURVEY

5/8 SET REBAR WITH YELLOW CAP
STAMPED PEATROSS PLS 155666

SECTION LINE

PROPERTY BOUNDARY

DUCHESNE COUNTY TREASURER
APPROVED THIS _____ DAY OF _____ A.D. 20 _____ BY THE DUCHESNE COUNTY TREASURER
TREASURER

DUCHESNE COUNTY RECORDER
STATE OF UTAH, COUNTY OF DUCESNE, RECORDED AND FILED.
DATE _____ TIME _____ ENTRY NO. _____
FEE \$ _____ DUCESNE COUNTY RECORDER

DUCHESNE COUNTY PLANNING AND ZONING APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20 _____ BY THE DUCHESNE COUNTY PLANNING DEPARTMENT
MICHAEL HYDE COMMUNITY DEVELOPMENT ADMINISTRATOR

PREPARED BY PEATROSS LAND SURVEYS Professional Land Surveyor P.O. BOX 34 DUCHESNE, UTAH 84021 Phone: (435)738-5753 Cell: (435)724-4386 email: cspeatross@ubt.net		
DRAFTED BY: cdm	DATE DRAFTED: 11/18/2016	DATE PLOTTED: 11/18/2016
SHEET: 1 OF 1	FILE NAME: KENYON ZAGER	

County Surveyor's File # 3465

